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# NASA Procedural Requirements

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## Subject: Facility Project Implementation Guide

Responsible Office: Facilities Engineering and Real Property Division

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## APPENDIX D: Facility and Other Related Costs

D.1 Typical Facility Cost. The current cost estimate (CCE) included on Form [1510](#) and [1509](#) for a typical facility project includes the current local cost of the following:

- a. Land acquisition,
- b. Site preparation, utilities, sidewalks, and/or access roads,
- c. Construction materials and labor,
- d. Material and equipment tests performed at the construction site or at an offsite location,
- e. Construction management services including network diagrams,
- f. Environmental protection,
- g. Collateral equipment,
- h. Subcontractor and general contractor cost, overhead and profit, and
- i. General conditions, bonds, and taxes.

D.2 Related Costs. The following is a partial list of items that are normally funded from other than facilities resources and should not be included in the engineering estimate and therefore are not in the project cost estimate. However, the Director, Facilities Engineering Division, can make an exception on a case-by-case basis. Any related cost items should be included in the Related Cost Data section of Form [1510](#) and the Related Costs Involved section of Form [1509](#).

- a. Planning/studies documentation such as the following:
  - (1) Environmental Assessments (EA) and Environmental Impact Statements (EIS),
  - (2) Permit actions (e.g., environmental, storm water, dredging) unless directly related to the construction contracting effort,
  - (3) Pre-PER studies (i.e., concept studies and/or requirements document),
- (4) Planning studies, and**
- (5) Design related activities other than SIES such as the following:**
  - (i) Independent design analysis,**
  - (ii) Third-party review,**
  - (iii) Safety analysis,**

- (iv) Engineering support,
- (v) Reliability and quality assurance support,
- (vi) Software quality assurance support,
- (vii) Program scheduling, and
- (viii) Documentation and control.

b. Outfitting items such as the following:

- (1) Noncollateral equipment such as the following:
  - (i) Research, checkout, and assembly hardware/equipment,
  - (ii) Test support and ground support equipment,
  - (iii) Cleaning/precleaning equipment, and
  - (iv) Furniture.
- (2) Telephones, modems, switching equipment, and associated wiring (see Note 1),
- (3) Communications equipment (voice/data) and associated wiring (see Note 1),
- (4) Electronic security systems hardware (see Note 1),
- (5) Paging and area warning systems hardware (see Note 1),
- (6) Process/support equipment (see Note 1),
- (7) Carpet and installation (initial carpet or carpet tile installation when used as the primary floor covering can be included in the CCE),
- (8) Window and door treatments (e.g., blinds, glare controls, drapes, except where blinds are an integral part of the window or door unit, then the initial purchase can be included in the CCE),
- (9) Lockers unless built-in and substantially affixed,
- (10) Clocks,
- (11) Video equipment,
- (12) Computer hardware, and
- (13) Automatic data processing equipment (including cables, fiber optics, and network connections).

c. Services such as the following:

- (1) Building/vehicle maintenance,
- (2) Janitorial services,
- (3) Storage costs for noncollateral equipment,
- (4) Security personnel,
- (5) Spare parts,
- (6) Warranties (except when associated with equipment or structural members that are an integral part of the facility),
- (7) Operator certification and training programs,
- (8) Operational readiness reviews, and
- (9) Integrated systems testing and safety reviews.

d. Others such as the following:

- (1) Relocation/move in expenses,
- (2) Acquisition process,
- (3) Temporary housing,
- (4) Costs of utility consumption,

- (5) Facility calibration,
- (6) Facility dedication,
- (7) Personnel travel, and
- (8) Training (beyond the scope of installed collateral equipment).

Note 1: In general, items such as conduits, raceways, cable trays, ductwork, wall penetrations, terminal rooms, junction and terminal boxes, which are permanently affixed, are included in the CCE of the facility project.

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